

058.C

0001

0306.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

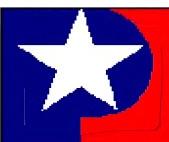
527,500 / 527,500

USE VALUE:

527,500 / 527,500

ASSESSED:

527,500 / 527,500


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		WATERMILL PL, ARLINGTON

OWNERSHIP	Unit #:	306
------------------	---------	-----

Owner 1: LENNOX MIRIAN C

Owner 2: WORTHINGTON ANNABEL S

Owner 3:

Street 1: 1 WATERMILL PL #306

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: NIELSEN KIRK T/KATHLEEN L -

Owner 2: -

Street 1: 1 WATERMILL PLACE #306

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1988, having primarily Brick Veneer Exterior and 1034 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6040																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	527,500			527,500		153318
							GIS Ref
							GIS Ref
							Insp Date
							10/05/17

Condominium
ARDLINGTON

APPRAISED:

527,500 / 527,500

USE VALUE:

527,500 / 527,500

ASSESSED:

527,500 / 527,500

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	527,500	0	.	.	527,500		Year end	12/23/2021
2021	102	FV	520,300	0	.	.	520,300		Year End Roll	12/10/2020
2020	102	FV	505,900	0	.	.	505,900	505,900	Year End Roll	12/18/2019
2019	102	FV	473,000	0	.	.	473,000	473,000	Year End Roll	1/3/2019
2018	102	FV	393,600	0	.	.	393,600	393,600	Year End Roll	12/20/2017
2017	102	FV	367,100	0	.	.	367,100	367,100	Year End Roll	1/3/2017
2016	102	FV	367,100	0	.	.	367,100	367,100	Year End	1/4/2016
2015	102	FV	333,200	0	.	.	333,200	333,200	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NIELSEN KIRK T/	36515-361		9/25/2002		315,000	No	No		
NIELSEN KIRK	34507-559		1/7/2002	Family	99	No	No		
WELCH MARY P	29850-409		2/26/1999		200,000	No	No	Y	

PAT ACCT.

5108

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/5/2017										Measured	DGM	D Mann
5/6/2000										197	PATRIOT	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION

Type:	7 - Condo Garden	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	8 - Brick Veneer	
Sec Wall:	6 - Stucco	10 %
Roof Struct:	4 - Flat	
Roof Cover:	4 - Tar & Gravel	
Color:	BRICK	
View / Desir:	N - NONE	

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1988
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	3 - Electric
Heat Type:	6 - Elec Base/B
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

BATH FEATURES**BATH FEATURES**

Full Bath	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

Building Number 1.

SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units 1
FY	LR DR D K FR RR BR FB HB L O	

OTHER FEATURES

Kits:	1	Rating: Average
A Kits:		Rating:
Frl:		Rating:
WSFlue:		Rating:

CONDO INFORMATION

Location:	R - Rear
Total Units:	

REMODELING

Exterior:	
Interior:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	0

DEPRECIATION

Phys Cond:	GD - Good	14. %
Functional:		%
Economic:		%
Special:		%
Override:		%

Totals

1	4	2
---	---	---

CALC SUMMARY

Basic \$ / SQ:	325.00
Size Adj.:	1.08027077
Const Adj.:	0.97656715
Adj \$ / SQ:	342.861
Other Features:	45362
Grade Factor:	1.00
NBHD Inf:	1.54999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	619814
Depreciation:	92352
Depreciated Total:	527462

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:**AvRate:****Ind.Val**

Juris. Factor:		Before Depr:	531.43
Special Features:	0	Val/Su Net:	510.15
Final Total:	527500	Val/Su SzAd	510.15

SUB AREA**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
GLA	Gross Liv Ar	1,034	342.860	354,518					
Size Ad	1034	Gross Area	1034	FinArea	1034				

Net Sketched Area: 1,034 Total: 354,518

IMAGE**AssessPro Patriot Properties, Inc**